
	<p>City of Milpitas Building and Safety Department</p> <p>Mailing Address: 455 East Calaveras Boulevard, Milpitas, California 95035-5479 – Tel. 408.586.3240, Fax 408.586.3285 www.ci.milpitas.ca.gov</p>	Policy:	BDP-BLG17
		Effective Date:	3/31/2011
		Proposed by:	TUCC
		Last Reviewed/ Revised:	3/21/2014
		Reviewed/ Revised by:	KI
	<p>Commercial or Multi-Family Electric Vehicle (EV) charging station</p>		
		Approved By:	Keyvan Irannejad P.E. Chief Building Official
			

CODE REFERENCE (S):

2013 California Electrical Code (CEC)
2013 California Building Code (CBC)
2013 California Green Building Standards Code (CGBSC)
Underwriters Laboratory (UL) listed charging system

ISSUE (S):

TUCC approved the Residential EV charging system guideline on August 12, 2010. This is the second part of the guideline for commercial and multi-family electric vehicle charging system. The employment of electrical vehicles will greatly help to reduce the air pollutants to meet the State and Federal emission targets. Efficient permitting and inspection for EV electric charging system will help encourage the use of EV in California. Currently, there is no clear requirement in the building code regarding accessibility with EV charging station. A policy will provide consistency in EV permit approval in the Tri-chapter area. Ideally with complete documentation and plans, plan check can be reviewed on a short cycle (1 to 3 weeks of plan check turn around time depending on the work load of individual jurisdictions).

PROPOSED GUIDELINE:

A building and electrical permit are required for an EV charging system to be installed on commercial, industrial or multi-family dwelling properties.

Accessibility requirement:

The minimum number of accessible charging stations required per site is one. The accessible EV charging parking space shall not be counted as one of the required accessible parking spaces as required by CBC, because the space is allowed to be used by non-disabled people. The size of the accessible EV charging parking space and its access

aisle and other accessible requirement shall be in compliance with the current CBC, except it needs not be striped or provided with signage as required for accessible parking space. An informational sign shall be posted with suggested wording: "Parking for Electrical Vehicle charging only". Suggested wording for the accessible space: "Accessible parking for Electrical Vehicle charging only".

The accessible charging station equipment shall meet all applicable reach range provisions and accessible path under the current CBC accessibility requirement.

The EV charging parking space(s) may be counted towards the number of required low-emitting/fuel-efficient parking in the CGBSC.

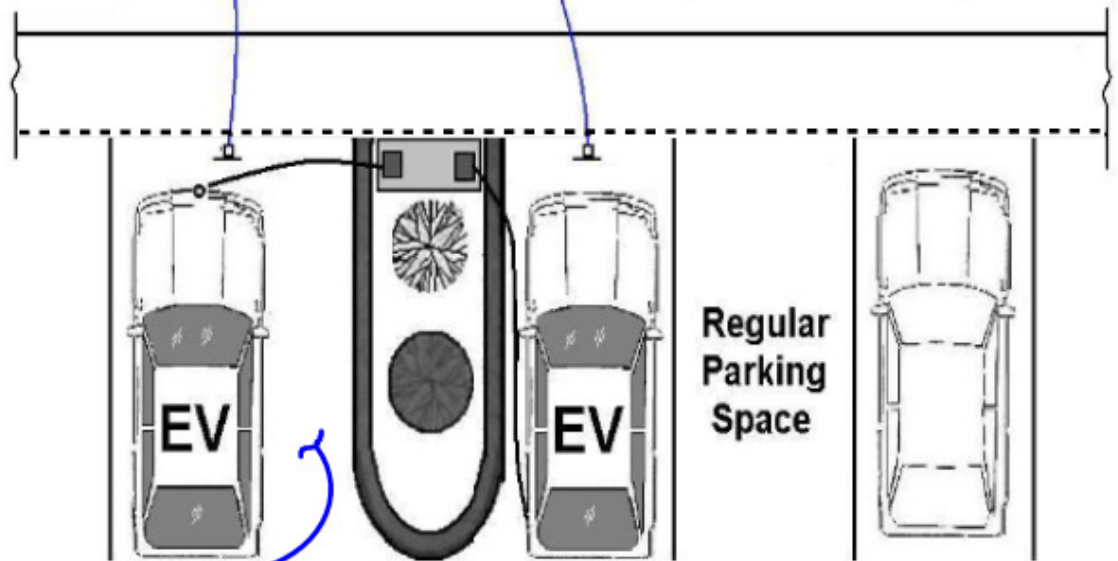
Other requirements:

- Charging system equipment, EVSE (Electric Vehicle Service Equipment), installed inside individual garage of multi-family dwellings shall follow Tucc policy #17 for EV charging system in single family dwelling, with the exception that Homeowners' Association or owner's approval (in the case of rental property) is required. Charging stations installed outside the multi-family dwelling buildings shall follow this guideline.
- Publicly available charging system shall follow this guideline. But lighting and shelter are important consideration at public sites.
- Identify all EV charging station locations on the plan.
- Identify if site is in the flood zone. If so, charging station shall be elevated or designed according to the flood requirement.
- Identify if a second electric meter is required to be installed because of electric utility rate for EV charging.
- EV system with UL listed number or other approved nationally recognized testing laboratory shall be provided on plan.
- Provide electric load calculation and design for the charging stations. Dedicated new branch circuits from the central meter distribution panel to the charging station may be required.
- Planning, Engineering and Fire Departments approval may be required.
- EVSE shall be installed in accordance with manufacturer's guideline and shall be suitable for the environment (indoor/outdoor).
- Manufacturer installation guideline shall be available for the inspector at the site.

**ACCESSIBLE
PARKING FOR
ELECTRIC VEHICLE
CHARGING ONLY**

**ALLOWED FOR DISABLE AND
NON-DISABLE PERSON**

**PARKING FOR
ELECTRIC VEHICLE
CHARGING ONLY**



Note:

The accessible charging space shall comply with all accessibility requirements under the current CBC

SAMPLE EV CHARGING PARKING SPACES